

## TOWN AND COUNTRY PLANNING DEPARTMENT

The 17th March, 1976

No. 1088-2TCP-76/9063.—In exercise of the powers conferred by sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Draft Development Plan along with restrictions and conditions proposed to be made applicable to the Controlled Area covered by it (given in annexures A and B to the Development Plan) at Madhuban (Karnal) approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of 30 days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan, before the expiry of the period so specified.

## DRAWINGS

- (1) Drg. No. DTP(K) 129/74 Draft Development Plan (See page 739)
- (2) Drg. No. DTP(K) 81/73 Existing land use plan (See page 741)

## ANNEXURE A

Explanatory note on the development plan for the Controlled Area extended around old Mughal bridge at Madhuban.

1. *Introduction* :—The Mughal bridge at Madhuban is situated on National Highway No. 1 (Delhi Amritsar G.T. Road) at a distance of 10 Kms. from Karnal and 24 Kms. from Panipat. The main objective of the extension of the Controlled Area around the Mughal bridge is to keep the surroundings of the monument clean and to check the haphazard development around it, which had recently been taking place. The area was declared as a Controlled Area,—*vide Haryana Government Gazette Notification No. 734-2 TCP-73/5252-A*, dated 19th February, 1973, published in the Haryana Government Gazette dated 20th March, 1973.

2. *Existing land use*.—The area is predominantly rural dotted with a few old type farm houses with tubewell chambers here and there, a group of few residential houses and industrial sheds, a high School, a primary health centre, an orphanage and some shopping booths along western boundary of G.T. Road. The H.A.P. headquarter on-compasses an area of approx 280 acs. and is situated on the western side of the G.T. Road, this accommodates the administrative buildings, officers' bungalows, staff quarters, staff dormitories, recruit trainees hostel, a stadium and parade ground etc. The augmentation Canal passes through the centre of the Controlled Area—and that of the H.A.P. complex from north-east to south-west. Bawida major, an irrigation channel passes along the south-western boundary of the Controlled Area, whereas Bawida-drain runs through its northern portion. A pucca approach road also passes through eastern portion of the Controlled Area and connects village Uncha Sawana with Mughal bridge on the G.T. Road. There is also a Devi Mandir just abutting the Mughal bridge.

3. *Proposals*.—The area under H.A.P. headquarters has been zoned as it is, as a special zone. This will provide for the further extension to the development of the area for the use of H.A.P. headquarter, if undertaken as a project approved or sponsored by the Government.

Regarding the remaining and surrounding area, since it is predominately rural, it has been designated as "Rural Zone" in the development plan. This rural zone does not imply reservation of land for agricultural use only but would include extension to existing villages contiguous to the Abadi-Deh, if undertaken as a project approved or sponsored by the Government and other ancillary facilities necessary for its maintenance and improvement as arural zone including construction of farm houses.

However along G.T. Road, a 30 meters wide green belt has been left in order to restrict, undue development in consonance with section 3 of the Punjab Scheduled Road and Controlled Area, Restriction of Unregulated Development Act, 1963. Within this belt of land, no building even of type mentioned above will be allowed except uses subservient to transport and communications, e.g., petrol pumps, bus shelters etc.

As the existing land use plan and the development plan shows, within the rural zone there are certain existing factories and buildings erected prior to the area having been declared as controlled area. It is intended to project existence of these industries as non-conforming uses subject to restrictions laid down in the relevant zoning clause wherein relaxation has been provided.

**THE BREAK UP OF MAJOR LAND USES IS AS UNDER :—****Special Zone.**

(Area under H.A.P. headquarters within Controlled Area).	265 Acs.
Area under roads (existing G. T. Road).	13 Acs.
Area under green belt.	22 Acs.
Area under rural zone.	1510 Acs.

4. *Zoning Regulations.*—The legal sanctity to the proposal regarding land use is being given effect to, by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted within the major land use mentioned as such.

**ANNEXURE B**

*Zoning Regulations.*—Governing uses and development of land in the Controlled Area around Mughal bridge at Madhuban, near Karnal, showing in Drawing No. DTP(K)-129/74.

**I. GENERAL.**

The zoning regulations forming part of the development plan for the Controlled Area around Mughal bridge at Madhuban shall be called zoning regulations of the development plan for the Controlled Area Around Mughal bridge at Madhuban (Karnal).

(ii) The requirement of these regulations shall extend to the whole of the area covered by the Development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and the rules framed there under :—

**II. DEFINITIONS :—**

In these regulations.—

- (a) "Approved" means approved under the rules.
- (b) "Drawing" means Drawing No. DTP(K)/129/74.
- (c) "Material Date" means 19th February, 1973 for this Controlled Area on which date the land was notified,—*vide* Government Notification No. 734-2-TCP-73/5252A, appearing in Haryana Government, Gazette on 20th March, 1973..
- (d) "Non-conforming use" in respect of any land or building in a Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development plan.
- (e) "Public Utility Buildings" means any buildings required for running of public utility services such as water supply, drainage, electricity, P. & T. transport and for any municipal services including a fire station.
- (f) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (g) "Site Coverage" means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (h) The term "Act, Colony, Coloniser, Development Plan, sector and Sector Plan" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
- (i) In case of doubt any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

**III. Major land uses/zones.**—For purposes of these regulations, the several parts of Controlled Area indicated on the drawing shall be reserved for the following Major land uses and designated as such: —

- (i) Special Zone (Haryana Armed Police Complex)

- (ii) Area under major roads.
- (iii) Green Belt.
- (iv) Rural Zone.

**IV. Detailed land uses within major uses:**—Main ancillary and allied uses which subject to requirements of the regulations and the rules, may be permitted in the respective major land use zones are listed in Appendix 'A' subjoined to these regulations.

**V. Industrial non-conforming uses:**—With regard to the existing industries shown in rural zone in the Development Plan, such industrial non-conforming uses may be allowed to continue, provided that the owner of the industry concerned:—

- (a) Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by Director, to do so in this behalf, and
- (b) During the interim period makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

**VI. Discontinuance of non conforming uses:**—(i) If a non-conforming use of a land has remained discontinued continuously for a period of two years more it shall be deemed to have terminated and the land shall be allowed to be re-used or redeveloped only according to the conforming use.

- (ii) If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, flood explosion, earthquake, war, riot or any other natural calamity it shall be allowed to be redeveloped only for conforming user.

**VII Relaxation:**—In the case of any land lying in rural zone, Government may relax the provisions of this development plan.

- (a) For use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date and the colonizer secures permission for this purpose as per rules,—
- (b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that:—
  - (i) The land was purchased prior to the material date.
  - (ii) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.
  - (iii) The owner of the land secure permission for building as required under the rules.
  - (iv) The owner of the land undertakes to pay to the Director as determined by him, the proportionate charge as and when called upon by the Director in this behalf and during the interim period makes the satisfactory arrangement for discharge of effluent.

**EXPLANATION:—**

The word "Purchase" in the regulation shall mean acquisition of full proprietary rights—and no lesser title such as agreement to purchase, etc.

**VIII. PROVISION OF FARM HOUSES OUTSIDE ABADI DEH IN RURAL ZONE:**—A farm house in rural zone outside Abadi-Deh of a village may be allowed where the agricultural land attached, exceeds 0.4 hectares and on the following conditions:—

Size of Farm	Max Coverage of farm house	Max. height of storeys.
0.4 to 1.2 hectares	45 sq. meters	Single storey 6 meters
above 1.2. hectares	135 sq. meters	Ditto

Minimum set-back for dwelling shall be:-

- (a) 15 M from any boundary line of property
- (b) 30 M from any village road.
- (c) 60 M from any state road connecting the town
- (d) 150 M from any National Highway Scheduled Roads.
- (e) 150 M from any bye-pass.

#### APPENDIX 'A'

##### SPECIAL ZONE

- (i) Administrative buildings
- (ii) Officers' Bungalows
- (iii) Staff quarters/staff dormitories
- (iv) Recruit trainees hostel.
- (v) Play-grounds.
- (vi) Any other use which the Government may decide.

As approved by the Director.

##### GREEN BELT

- (i) Parks and play grounds.
- (ii) Agricultural and agricultural site at approved places and for approved periods.
- (iii) Patrol filing station.
- (iv) Parking spaces, bus stops/ shelters, taxi, tonga and Rickshaw stands.
- (v) Nurseries.
- (vi) Land, drainage & irrigation channels, electric transmission lines and telephone wires & poles.
- (vii) Any other use which the Government in the public interest may decide.

As approved by the Director.

##### RURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farms.
- (ii) Village Houses within Abadi Deh.
- (iii) Farm-houses outside Abadi Deh subject to restrictions as laid down in Regulations VIII.
- (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the control or State Government.
- (v) Milk chilling stations and pasteurization plants.
- (vi) Bus and Railway Station.
- (vii) Airports with necessary buildings.
- (viii) Wireless.

As approved by the Director.

- (ix) Weather Stations.
- (x) Land drainage and Irrigation & Hydroelectric works.
- (xi) Hydro electric transmission lines and poles.
- (xii) Mining and extraction operations including lime and brick-kilns stone quarries and crushing subject to the rules and at approved sites/provided that none of these operations are sited within 1,000 feet of the edge of any National/ State Highway.
- (xiii) Cremation and burial grounds.
- (xiv) Petrol filling stations.
- (xv) Any other use which the Government May in the Public interest decide.

As approved by the Director.

A. BANERJEE, Commissioner & Secy.